

FLORENCE TOWNSHIP PLANNING BOARD

REORGANIZATION/REGULAR MEETING TUESDAY, JANUARY 25, 2022 - 7:30 P.M.

FINAL AGENDA

Meeting Date: Tuesday, January 25, 2022

Meeting Time: 7:30 P.M.

Location: **In Person:** **Municipal Building, 711 Broad Street, Florence**
(Face Masks Are Required)

OR: Zoom Meeting Information - **Meeting Number: 921 2131 7281**
Password: 2525

Join By Phone: 929-205-6099 **OR**

Find your local number: <https://zoom.us/j/92121317281?pwd=NUp4cFdWS2x4eFpTcHpwMmd5dlFkZz09>

Join By PC:

<https://zoom.us/j/92121317281?pwd=NUp4cFdWS2x4eFpTcHpwMmd5dlFkZz09>

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ATTEND VIRTUALLY

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1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
 2. ROLL CALL
 3. SWEARING-IN AND SEATING OF MEMBERS AND/OR ALTERNATES
 - Emma Cartier, Class II: 1-year, term expires 12/31/2022
 - Bruce Garganio, Class III: 1-year, term expires 12/31/2022
 - Newell Kehr, Class IV: 4-year, term expires 12/31/2025
 - Tara Sandusky, Class IV, Alternate #1: 2-year, term expires 12/31/2023
 - Kecia Taylor, Class IV, Alternate #2: unexpired term, term expires 12/31/2022
 4. ELECTION OF OFFICERS FOR 2022
 - A. Election of Board Chairperson
 - B. Election of Board Vice-Chairperson
 - C. Election of Board Secretary
 - D. Election of Board Clerk
 5. APPOINTMENT OF PROFESSIONAL STAFF
 - A. Appointment of Board Solicitor
 - B. Appointment of Board Engineer
 - C. Appointment of Board Planner
 6. RESOLUTIONS
 - A. Resolution PB-2022-01: Authorizing Appointment of Planning Board Solicitor, Engineer and Planner.
 - B. Resolution PB-2022-02: Establishing Annual Schedule of Regular Meetings and Other Policies Relating to the New Jersey Open Public Meetings Act.
 - C. Resolution PB-2022-03: Readopting the Florence Township Planning Board Administrative Rules.
 7. MINUTES
 - A. Regular meeting of December 28, 2021
 8. CORRESPONDENCE

FINAL AGENDA

9. APPLICATIONS

- A. PB#2021-04: Application from Palash Saha & Gopal Das for a Minor Subdivision with Bulk Variances on property located at 754 Olive Street, Florence Township; Block 147.14, Lot 16.04. *Application received July 14, 2021. Applicant requested adjournment to the 9/28/21 & 10/26/21 meetings. Applicant had not submitted requested site plan for application to be deemed complete. Site Plan submitted 11/1/21. The 12/28/21 meeting date was requested. Application continued to 1/25/22 meeting.*

REPORTS/CORRESPONDENCE

PB#2021-04A: Water & Sewer Director's response dated 12/30/21

PB#2021-04B: Review letter #3 from Engineer Wilkinson dated 12/20/21

PB#2021-04C: Review letter #3 from Planner Fegley dated 1/20/22

- B. PB#2021-08: Application from Whitesell Construction Co., Inc. for Preliminary and Final Site Plan to construct a 249,600 industrial facility on property located at 900 Richards Run, Florence Township; Block 158, Lot 5.01. ***This application will be heard for completeness only.***

REPORTS/CORRESPONDENCE

PB#2021-08A: Completeness Review from Engineer Wilkinson dated 01/10/22

- C. PB#2021-02: Application from Wawa, Inc. for Minor Site Plan Approval to sell diesel fuel and install an underground storage tank for diesel fuel on property located at 2060 Route 130, Florence Township; Block 163.02, lot 13. *Application received 5/21/21. Applicant requested placement on 9/28/21 agenda. Applicant requested an adjournment to 10/26/21 meeting. Applicant has requested an adjournment to 1/25/22 meeting.*

REPORTS/CORRESPONDENCE

PB#2021-02A: Review letter from Planner Fegley and Conflict Engineer Darji dated 6/11/21

PB#2021-02B: Memo from Police Chief Brian Boldizar dated 6/9/21

PB#2021-02C: Letter from Burl. Co. Planning Board dated 5/27/21

PB#2021-02D: Review letter from Fire Official Richardson dated 8/12/21

PB#2021-02E: Letter from Burl. Co. Planning Board dated 1/14/22

PB#2021-02F: Letter from Planner Fegley and Conflict Engineer Darji dated 1/19/22

- D. PB#2021-07: Application from LIT/MRPI River Road, LLC for Preliminary & Final Major Site Plan with Bulk Variances to construct 2 warehouses with a portion of one of the buildings and parking lot to be located in Florence Township on property located at 1900 River Road, Burlington Township (their Block 154, Lot 1); Block 155.51, Lot 1. *Application received 11/8/21 and deemed complete at the 11/23/21 meeting. Applicant requested adjournment to 1/25/22 meeting.*

REPORTS/CORRESPONDENCE

PB#2021-07A: Review letter from Burlington Twp.'s Engineer dated 01/05/22

PB#2021-07B: Letter from Burlington Co. Planning Board dated 01/06/22

PB#2021-07C: Review letter from Burlington Twp.'s Planner dated 01/07/22

PB#2021-07D: Letter from Alaimo Associates dated 1/11/22

PB#2021-07E: Letter from Burl. Co. Planning Board dated 1/12/22

10. OTHER BUSINESS

11. PUBLIC COMMENTS

12. MASTER PLAN DISCUSSION - New Master Plan

13. ADJOURNMENT